150.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,900 / 757,900
					USE VALUE:	757,900 / 757,900
					ASSESSED:	757,900 / 757,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
157		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAKREDES CAROL M
Owner 2:	
Owner 3:	
Street 1:	157 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAKREDES GARY G & CAROL M -
Owner 2:	-
Street 1:	157 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,080 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1524 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5080.000	300,000		457,900	757,900
Total Card	0.117	300,000		457,900	757,900
Total Parcel	0.117	300,000		457,900	757,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.31 | /Parcel: 497.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	98717
GIS Ref	
GIS Ref	
Insp Date	02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,600	0	5,080.	457,900	757,500	757,500	Year End Roll	12/18/2019
2019	101	FV	238,700	0	5,080.	429,300	668,000	668,000	Year End Roll	1/3/2019
2018	101	FV	240,400	0	5,080.	354,900	595,300	595,300	Year End Roll	12/20/2017
2017	101	FV	240,400	0	5,080.	326,300	566,700	566,700	Year End Roll	1/3/2017
2016	101	FV	240,400	0	5,080.	297,600	538,000	538,000	Year End	1/4/2016
2015	101	FV	234,300	0	5,080.	291,900	526,200	526,200	Year End Roll	12/11/2014
2014	101	FV	234,300	0	5,080.	271,300	505,600	505,600	Year End Roll	12/16/2013
2013	101	FV	234,300	0	5,080.	258,200	492,500	492,500		12/13/2012

!11707!

PRINT

Date	Time
12/11/20	01:50:49

LAST REV

Date	Time
03/30/20	11:38:05
danam	
11707	

USER DEFINED

Prior Id # 1:	98717
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAKREDES GARY G	46461-196		11/14/2005	Family	1	No	No		
MAKREDES GARY G	30529-568		8/11/1999		355,000	No	No		
JONES WARREN/JO	27374-555		6/10/1997		269,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2020	192	Inter Fi	12,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/30/2008	Meas/Inspect	372	PATRIOT
11/19/1999	Meas/Inspect	272	PATRIOT
7/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5080		Sq. Ft.	Site		0	80.	1.13	9									457,919						457,900	

Total AC/HA: 0.11662 | Total SF/SM: 5080 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 457,919 | Spl Credit | Total: 457,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31162572
Const Adj.:	1.15133882
Adj $ / SQ:	188.766
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434765
Depreciation:	134777
Depreciated Total:	299988

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

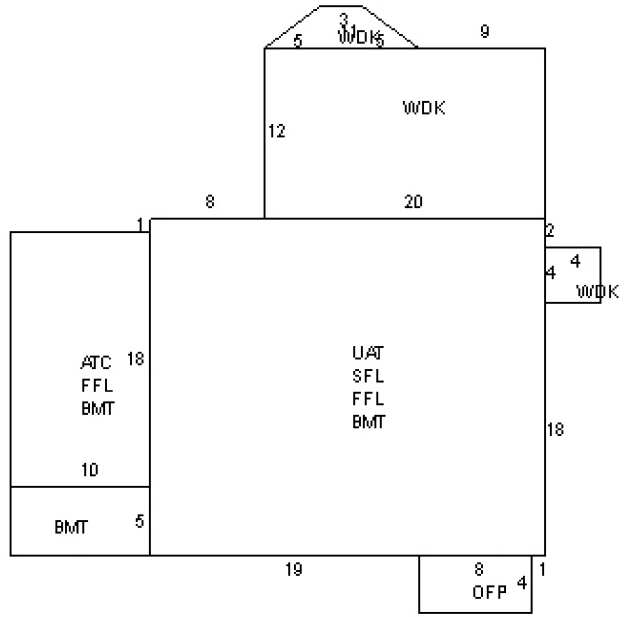
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.77
Special Features:	0	Val/Su Net:	101.15
Final Total:	300000	Val/Su SzAd	189.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	902	56.630	51,080
FFL	First Floor	852	188.770	160,828
SFL	Second Floor	672	188.770	126,851
WDK	Deck	277	11.060	3,065
UAT	Upper Attic	168	75.510	12,685
ATC	Attic	63	113.260	7,135
OFP	Open Porch	32	50.660	1,621

Net Sketched Area:	2,966	Total:	363,265
Size Ad	1587	Gross Are	3587	FinArea	1524
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc